

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS

69A Hagood Avenue

Charleston, South Carolina 29403-5107

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Office of Environmental Quality Control

Water Quality Certification and Wetlands Programs Section

2600 Bull Street

Columbia, South Carolina 29201

REGULATORY DIVISION

28 FEBRUARY 2003

Refer to: P/N #2003-1A-046-C

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

711 PARTNERS, LLC

POST OFFICE BOX 1498

GEORGETOWN, SOUTH CAROLINA 29442

for a permit to place fill material in wetlands adjacent to the

PEE DEE RIVER

At a location north of U.S. Highway 17 on the east side of the Pee Dee River, in the City of Georgetown, Georgetown County, South Carolina. Latitude 33.367712, Longitude 79.268542.

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 31 MARCH 2003

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in 0.74-acre of wetlands. In detail the applicant proposes to fill 0.74-acre of freshwater wetlands adjacent to a tidal freshwater marsh. As mitigation for wetland impacts the applicant proposes to preserve the remaining 6.24 acres of wetlands on-site and facilitate the purchase of a 179-acre tract adjacent to the Waccamaw National Wildlife Refuge through an in-lieu fee arrangement with the Historic Ricefields Association. The purpose of the proposed work as stated by the applicant is to create enough contiguous upland area to support development of the property.

28 FEBRUARY 2003

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107.**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.74-acre of freshwater wetlands adjacent to acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

28 FEBRUARY 2003

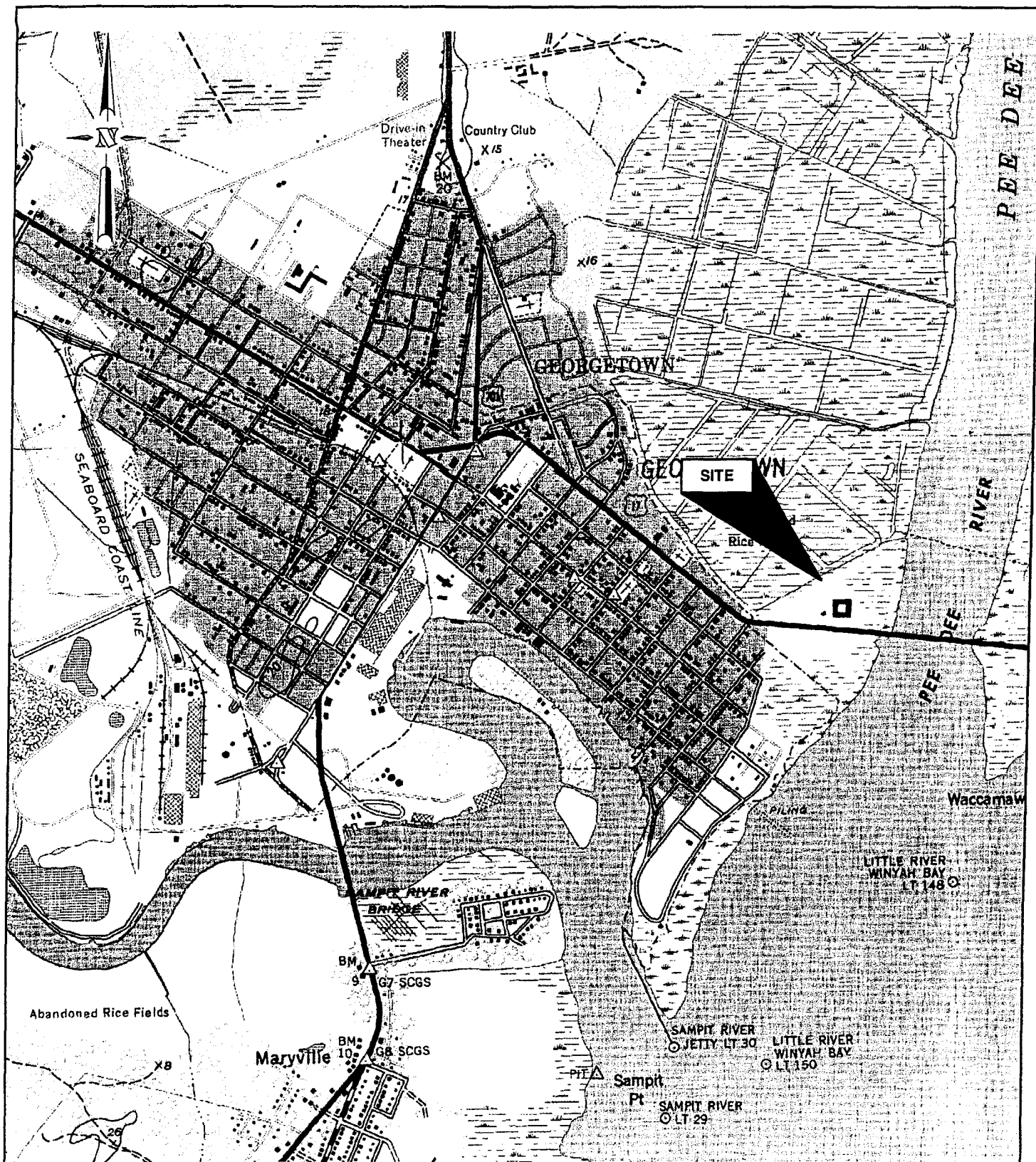
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Chris Dowling
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



DRAWINGS TAKEN FROM USGS 7.5 MINUTE TOPOGRAPHIC MAP (GEORGETOWN, SC QUADRANGLE)

PURPOSE: SITE DEVELOPMENT ACTIVITIES

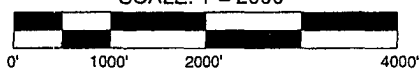
ADJACENT PROPERTY OWNERS

1. JAMESON INN, INC.
2. DAYS INN
3. GEORGETOWN COUNTY

FIGURE 1

SITE LOCATION

SCALE: 1" = 2000'



711 PARTNERS, LLC
P.O. BOX 1498
GEORGETOWN, SOUTH CAROLINA

PROPOSED: OFFICE/RESIDENTIAL BUILDING
IN:

NEAR: GEORGETOWN, SOUTH CAROLINA

COUNTY OF: GEORGETOWN, SOUTH CAROLINA

SHEET: 1 OF 6

DATE: August 23, 2002

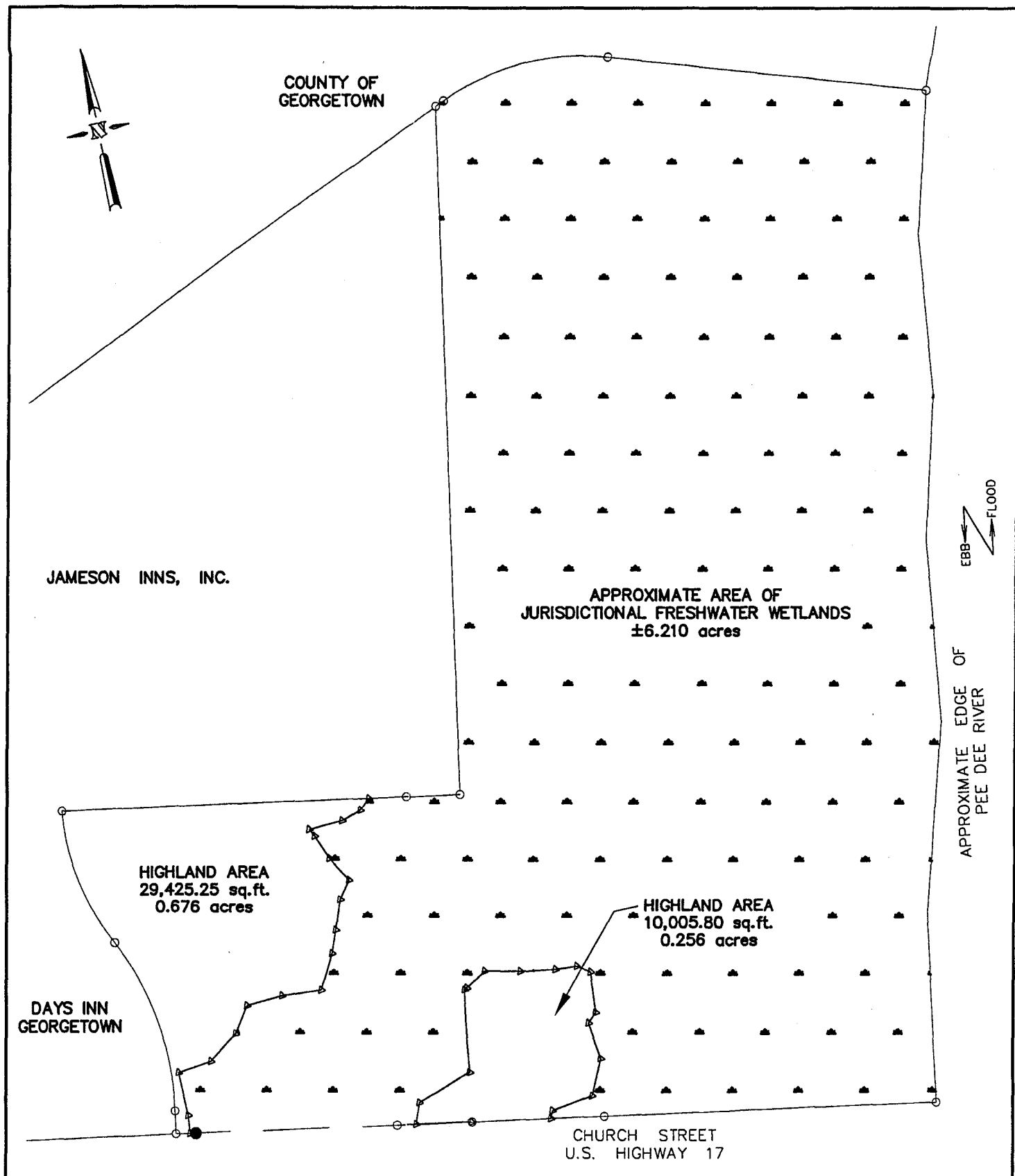
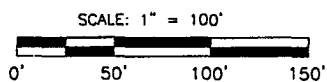


FIGURE 2
EXISTING WETLAND BOUNDARY



711 PARTNERS, LLC
P.O. BOX 1498
GEORGETOWN, SOUTH CAROLINA 29440

PROPOSED: OFFICE/RESIDENTIAL BUILDING

IN:

NEAR: GEORGETOWN, SOUTH CAROLINA

COUNTY OF: GEORGETOWN, SOUTH CAROLINA

SHEET: 2 OF 6

DATE: 8/23/02

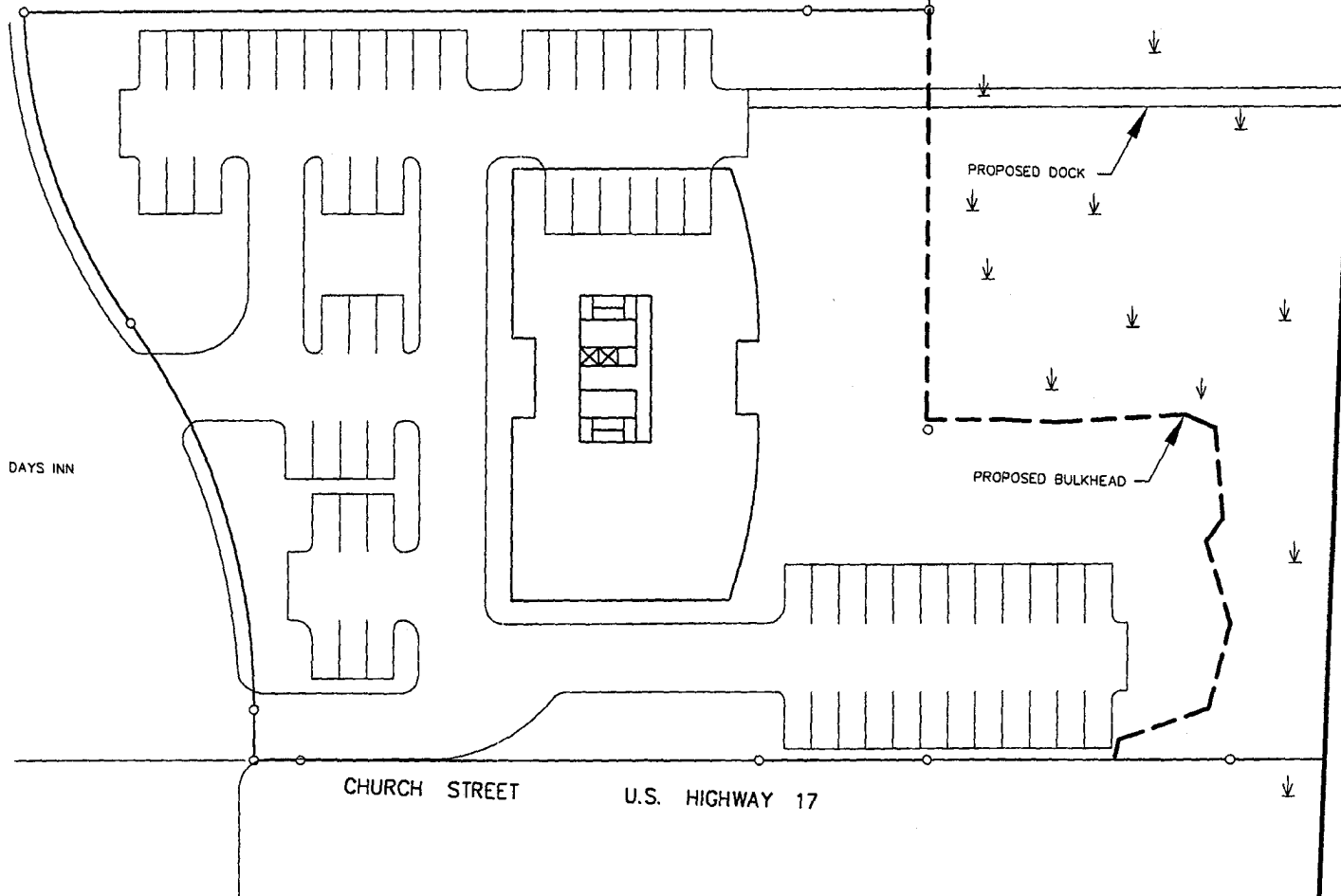
PURPOSE: SITE DEVELOPMENT ACTIVITIES

ADJACENT PROPERTY OWNERS
LISTED ABOVE

SURVEY DATUM: MLW



JAMESON INN



PURPOSE: SITE DEVELOPMENT ACTIVITIES

ADJACENT PROPERTY OWNERS
SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 3
PROPOSED SITE PLAN

SCALE: 1" = 60'



711 PARTNERS, LLC
P.O. BOX 1498
GEORGETOWN, SOUTH CAROLINA 29440

PROPOSED: OFFICE/RESIDENTIAL BUILDING

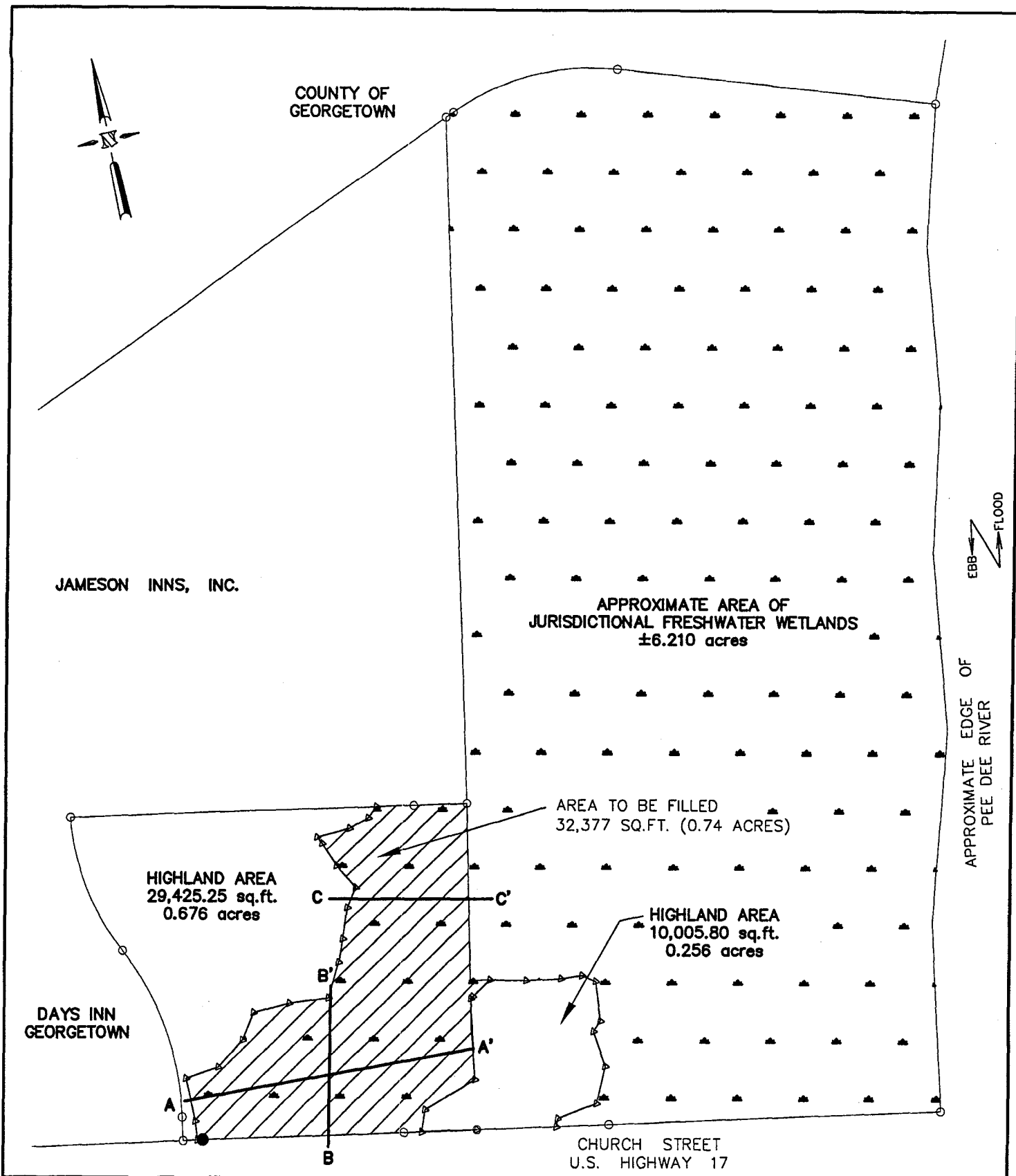
IN:

NEAR: GEORGETOWN, SOUTH CAROLINA

COUNTY OF: GEORGETOWN, SOUTH CAROLINA

SHEET: 3 OF 6

DATE: 9/24/02

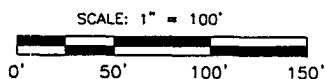


PURPOSE: SITE DEVELOPMENT ACTIVITIES

ADJACENT PROPERTY OWNERS
LISTED ABOVE

SURVEY DATUM: MLW

FIGURE 4
AREA TO BE FILLED



711 PARTNERS, LLC
P.O. BOX 1498
GEORGETOWN, SOUTH CAROLINA 29440

PROPOSED: OFFICE/RESIDENTIAL BUILDING

IN:

NEAR: GEORGETOWN, SOUTH CAROLINA

COUNTY OF: GEORGETOWN, SOUTH CAROLINA

SHEET: 4 OF 6

DATE: 9/24/02

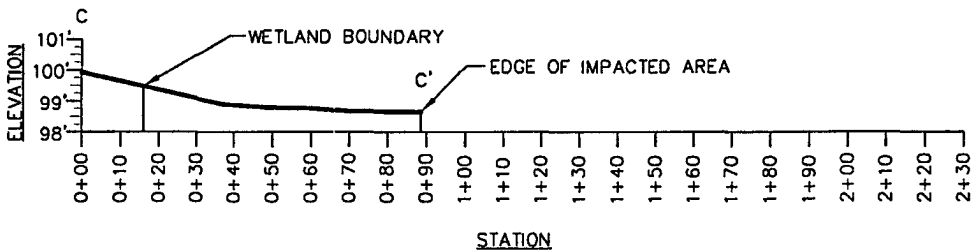
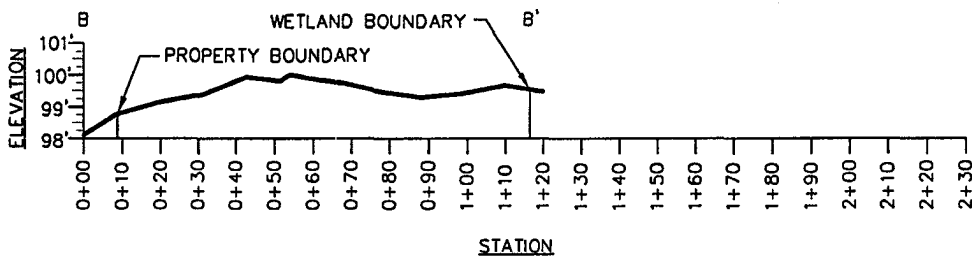
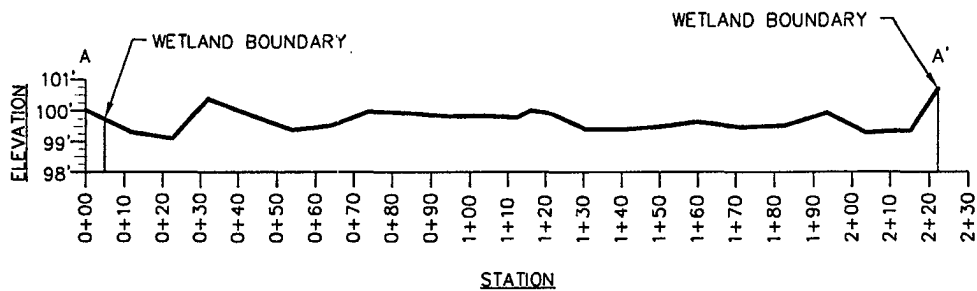


FIGURE 5
CROSS SECTIONS



711 PARTNERS, LLC
P.O. BOX 1498
GEORGETOWN, SOUTH CAROLINA 29440

PURPOSE: SITE DEVELOPMENT ACTIVITIES

ADJACENT PROPERTY OWNERS
SEE ATTACHED LIST

SURVEY DATUM: MLW

PROPOSED: OFFICE/RESIDENTIAL BUILDING

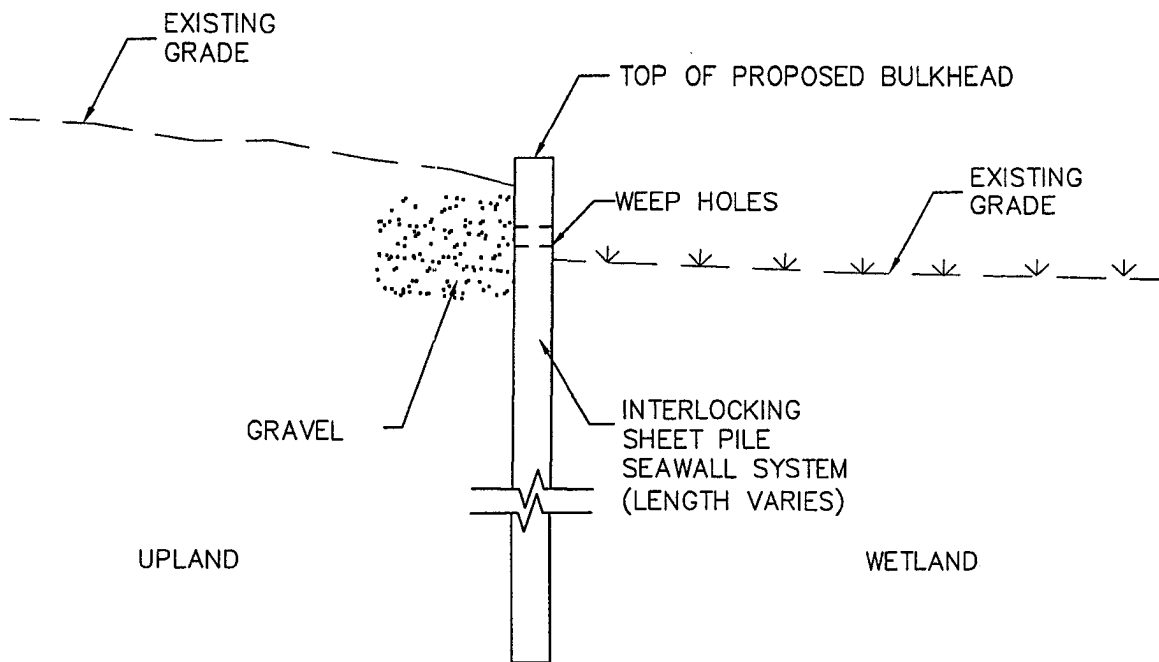
IN:

NEAR: GEORGETOWN, SOUTH CAROLINA

COUNTY OF: GEORGETOWN, SOUTH CAROLINA

SHEET: 5 OF 6

DATE: 9/24/02



PURPOSE: SITE DEVELOPMENT ACTIVITIES

ADJACENT PROPERTY OWNERS
SEE ATTACHED LIST

SURVEY DATUM: MLW

FIGURE 6
PROPOSED BULKHEAD
CROSS-SECTION

N.T.S.

711 PARTNERS, LLC
P.O. BOX 1498
GEORGETOWN, SOUTH CAROLINA 29440

PROPOSED: OFFICE/RESIDENTIAL BUILDING

IN:

NEAR: GEORGETOWN, SOUTH CAROLINA

COUNTY OF: GEORGETOWN, SOUTH CAROLINA

SHEET: 6 OF 6

DATE: 8/23/02